

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3109

AN ORDINANCE reclassifying approximately 11.74 acres of property located within the southwest quadrant of the SR-520/108th Avenue interchange in the City of Bellevue from R-1.8 to OLB, with conditions.

WHEREAS, an application for reclassification of the property hereinafter described was filed with the appropriate City officials; and

WHEREAS, on January 11, 1979, the Hearing Examiner held a public hearing on the application and on January 23, 1979, recommended approval of the application with conditions; and

WHEREAS, on April 9, 1979, the City Council conducted a limited public hearing on an appeal from the recommendation of the Hearing Examiner, and subsequently remanded the matter to the Hearing Examiner for further consideration; and

WHEREAS, on June 7, 1979, the Hearing Examiner conducted a public hearing on remand, and on June 21, 1979, issued his supplemental findings and recommendation, in which he recommended approval of the reclassification with additional conditions; and

WHEREAS, on August 27, 1979, the matter was further considered by the City Council at a public meeting, and on September 17, 1979, the Council passed Resolution No. 3424 denying the application for reclassification; and

WHEREAS, an appeal of said decision was filed in the Superior Court and was heard by the Court on April 1, 1982, at which time the Court declared the denial of the reclassification to be invalid and following which, on May 12, 1982, entered an order requiring the City to rezone the property; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The following described property is hereby reclassified from R-1.8 to OLB with conditions:

That portion of the south one half of the northwest one quarter of the southeast one quarter of Section 20, Township 25 North, Range 5 East, W.M., in King County, Washington lying westerly of State Highway No. 1 as condemned in King County Superior Court Cause Nos. 618227 and 618230.

This reclassification is subject to the following conditions:

1. Uses permitted on the property shall be restricted to those allowed in the Professional Office (PO) district.
2. Plans regarding vehicular access, internal circulation, and drainage system design shall be submitted to the Department of Public Works for review and approval at the time of design review. The vehicular access plans shall include a left-turn lane on the frontage road at the point of access to the subject parcels. For purposes of this section, "subject parcels" refers to the above described property and also the properties to the north (the Wahlman/Long and Lynch parcels) which were previously reclassified by the City Council under Ordinances 2817 and 2770. The cost relating to this street improvement shall be the burden of the owners of each of the three subject parcels which are reclassified on a pro rata basis, in proportion to the gross square feet of floor area that is proposed for development on each parcel.
3. Building heights shall not exceed thirty feet.
4. Development of the property shall be in compliance with the comprehensive plan definition of low intensity which is in existence at the time applications for building permits are filed. In no event shall development exceed a floor area ratio of .5 nor exceed 100,000 gross square feet for an office building or 150,000 square feet for an office complex.
5. A 50-foot-wide greenbelt easement shall be established along the southern and western property lines, which shall prohibit development and clearing in this area. Additional landscaping may be required in these areas as part of the design review process.

Section 2. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in

force five days after the date of posting.

PASSED by the City Council this 24th day of June, 1982,
and signed in authentication of its passage this 24th day of June,
1982.

(SEAL)

Roy A. Ferguson
Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

Richard Gidley
Richard Gidley, Assistant City Attorney

Attest:

Marie K. O'Connell
Marie K. O'Connell, A.C.M.C.
Deputy City Clerk
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